



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

RE-

THIS IS A NEW PROJECT REFERRAL

DATE: 9/30/10/1/13
8/28/2013

FROM

DOUG RION

TO:

FROM: Stephanie Fuhs- South County Team/ Development Review

PROJECT DESCRIPTION: SUB2013-0010 CO13-0048 PEDP- Proposed two lot parcel map creating a 1.0 acre parcel and a 1.41 acre parcel. Project site located off Prospect Street. APN: 076-512-016.

(ATTACHED PLEASE FIND RESPONSE TO COMMENTS.)

Return this letter with your comments attached no later than: 14 days from receipt of this referral.
CACs please respond within 60 days. Thank you.

PART I - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☐ YES (Please go on to PART II.)
☐ NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
☐ NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

RECEIVED

All comments on 9/13/13 response have been addressed

SEP 30 2013

Date

9/30/13

Name

Doug Rion

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PUBLIC WORKS
Phone

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805)781-5600

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File Cn 2013-0048



SAN LUIS OBISPO COUNTY DEPARTMENT OF PUBLIC WORKS

Paavo Ogren, Director

County Government Center, Room 207 • San Luis Obispo CA 93408 • (805) 781-5252
Fax (805) 781-1229 email address: pwd@co.slo.ca.us

MEMORANDUM

Date: Sept 13, 2013
To: Stephanie Fuhs, Development Review
From: Doug Rion, Development Services
Via: Frank Honeycutt, Development Services Engineer
Subject: **Public Works Project Referral for SUB2013-0010, CO 13-0048, PEDP Inc
2 Lot parcel map, Prospect St, south of San Luis Obispo, APN 076-512-016**

Thank you for the opportunity to provide information on the proposed subject project. It has been reviewed by several divisions of Public Works, and this represents our consolidated response.

Tentative Map Comments:

- A. At the time the project referral was received by Public Works on August 27, 2013 the application acceptance date had not been established. The attached recommended conditions of approval are subject to change based on Ordinances and Policies in affect at the date of application acceptance.
- B. The North arrow is oriented incorrectly.
- C. Boundary dimensions of original parcel are not indicated as being measured or record data.
- D. Easements listed in 4/10/2013 Preliminary Title Report are not shown or noted on the tentative map.
- E. Unclear if "Common Driveway Easement by separate document" shown on adjacent Lot 17 is proposed or existing ?
- F. Under Project data list the project address is listed as "Moribito Place", Assessor data shows the situs address for the parcel as 1175 Prospect St.
- G. The adjacent property to the southeast is labeled incorrectly. Reference to lots of the current parcel map should replace "Lot O of the Hollister Tract". Also, the recording book and page of the adjacent Parcel Map CO 66-82 southwest of the subject property should be added to the labels shown.
- H. Project site may be located within the City of San Luis Obispo Sphere of Influence per Memorandum of Agreement (MOA) approved by the Board on October 18, 2005. City road impact fees may be applicable to this project.

Recommended Public Works Conditions of Approval

Access and Improvements:

1. Road and/or streets to be constructed to the following standards, unless design exceptions are approved by the Public Works Department in accordance with Section 1.2 of the Public Improvement Standards:
 - a. The existing Prospect Street improvements fronting the project site shall be reconstructed as needed, to repair deteriorated improvements and/or upgraded as required to conform to current Public Improvement Standards for an A-2 urban street standard.

Offers, Easements and Restrictions:

2. If a drainage basin is required, the drainage basin along with rights of ingress and egress shall be reserved as a drainage easement in favor of the owners and assigns.

Fees:

3. The project is located within the City of San Luis Obispo Sphere of Influence per Memorandum of Agreement approved by the Board on October 18, 2005. City road impact fees applicable to this project include:
 - a. [Planner should coordinate applicable road fees with the City of San Luis Obispo]

Additional Map Sheet:

4. The applicant shall prepare an additional map sheet to be approved by the county Department of Planning and Building and the Department of Public Works. The additional map sheet shall be recorded with the final parcel or tract map. The additional map sheet shall include the following:
 - a. If a drainage basin is required, that the owner(s) of Parcels 1 and 2 are responsible for on-going maintenance of drainage basin and adjacent landscaping in a viable condition on a continuing basis into perpetuity. The basin(s) area shall be indicated as a building restriction.
 - b. The property owner shall be responsible for the operation and maintenance of public road frontage sidewalks, landscaping, street lighting, and pedestrian amenities in a viable condition and on a continuing basis into perpetuity, or until specifically accepted for maintenance by a public agency.
 - c. All project related drainage shall be designed and constructed in accordance with the recommendations of the San Luis Creek Watershed Drainage Design Manual.

V:_DEVSERV Referrals\Land Divisions\Parcel Maps\CO 2013-0048 PEDP INC\CO 2013-0048 PEDP Inc Prospect St.doc



COUNTY OF SAN LUIS OBISPO HEALTH AGENCY

Public Health Department

Jeff Hamm
Health Agency Director

Penny Borenstein, M.D., M.P.H.
Health Officer



Public Health
Prevent. Promote. Protect.

August 26, 2013

OASIS Associates, Inc
3427 Miguelito Court
San Luis Obsipo, CA 93401

ATTN: EMILY EWER
RE: PARCEL MAP CO 13-0048, PEDP
APN 078-512-016 (Lot 16 of Tract 2368)

Water Supply and Wastewater Disposal

This office is in receipt of a **preliminary** evidence of water from the Fiero Lane Water Company to provide water and sewer services to the above noted project in the form of Will Serve Letter dated August 28, 2012.

Be advised that final will serve documentation for both water and sewer services will be required prior to final map recordation. The improvements for water and sewer in favor of each parcel shall be built, accepted and immediately serving or bonded for prior to recordation. The bond must be reviewed and approved by County Public Works **prior** to recordation of the map.

CO 13-0048 is approved for Health Agency subdivision map processing.

LESLIE A. TERRY, R.E.H.S.
Environmental Health Specialist
Land Use Section

c South County Team, County Planning
Fiero Lane Water Co.